

Your Rental Appraisal

5 January 2026

To whom it may concern,

RE: 111/21 East Crescent Street, McMahon's Point

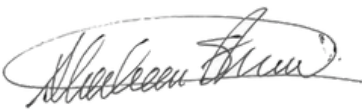
Thank you for allowing McGrath Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of \$1,500-\$1,600 per week in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

Should you require any further information or have any further questions, please do not hesitate to contact me on 0426 659 303, alternatively via email and shaheenakhan@mcgrath.com.au

I look forward to hearing from you in the near future.

Warmest regards,



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McGrath
Property Management

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Foreshore Property Management Holdings Pty Ltd ATF
Foreshore PM Holdings Unit Trust ABN 74 726 394 495

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.